



Londonderry Conservation Commission
Tuesday, September 22, 2020
Minutes

Present in-person: Marge Badois, Chair; Gene Harrington, Vice Chair; Mike Noone, member; and Jocelyn Demas, alternate member

Present by calling in by phone: Bob Maxwell, member; Deb Lievens, member; Mike Speltz, alternate member; and Susan Malouin, alternate member

Absent: Mike Byerly, member; and Richard Floyd, member

Also present: Amy Kizak, GIS Manager/Comprehensive Planner; and Beth Morrison, Recording Secretary

Marge Badois called the meeting to order at 7:30 pm with a roll call vote. M Badois appointed S Malouin to vote for M Byerly and J Demas for R Floyd. G Harrington made a motion to allow the participants by telephone to participate in the meeting. M Noone seconded the motion. The motion passed, 7-0-0, by a roll call vote.

DRC – Woodmont Commons – General Stark Drive Subdivision – Map 10, Lots 41, 41-1 & 41-2 – Jeff Kevan: D Lievens and M Speltz recused themselves from the discussion. Jeff Kevan, P.E. from TF Moran Inc., 48 Constitution Drive, Bedford, NH, addressed the Commission. J. Kevan told the Commission that this project is a proposed subdivision to give flexibility as far as financing on multiple parcels or buildings at one time so they can have more than one bank involved. He explained that on Main Street there are two buildings that are constructed, 603 Brewery and Building 3.01, and they would subdivide around those building pads, but the parking would remain common. He pointed out that they subdivided out the two lots for banking purposes and/or marketing to get different housing developments in there. He added that the drainage is handled by the existing facilities and reviewed the storm water management system. He noted that there are no new impacts to the wetlands and the buffer. M Speltz explained that the Conservation Overlay District (COD) is designed 100-feet all the way around Duck Pond, except for the area that has been modified along Catesby Lane, but stated there is a waterway and a pond on the east side of Gilcreast Road that goes down to a 50-foot buffer. He asked why this occurs as he does not understand given the fact that both the pond and the associated waterway are named wetlands and named streams. J. Kevan asked if M Speltz is referring to the stream that heads to the farmers pond next to Gilcreast Road. M Speltz replied that was correct. J Kevan responded that this has no effect on the subdivision discussion this evening, but told the Commission that he would look at the plans to make sure it is correct. M. Speltz asked for J Kevan to review the sediment control part of the storm water management on Michel's Way and what the testing has shown. J Kevan responded that all the run-off from the development currently goes into two locations, one being the large pond next to Michel's Way and then on the back side of Woodmont Avenue there is a basin that discharges out to a stream



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channel. He noted that both outlets are intentionally plugged, as the soils in the orchard are a fine silt, and they could not put up enough silt fence or erosion control methods to filter this out. He explained that they have a floc system, or treatment tanks, where all the water from the back pond is pumped all the way forward to the front pond to keep the water level down and maintain adequate storage for the next storm event. He pointed out that for the last year they have allowed the water to settle out and pump it through the tanks, but they are not using flocks to treat it, as the readings have been below the state's threshold. He added that if they did get a big storm, they would treat the water to capture the remainder of the sediment before it is discharged to Duck Pond. He mentioned that they will dredge the bottom of the pond when they are done before they can discharge it to Duck Pond. M Speltz asked if they tested for anything other than sediments. J Kevan replied that they have not been asked to test for anything else. M Speltz expressed his opinion, that he believes there are a lot of nutrients in the water based on the microbes and algae growing in the pond and would like a recommendation from the Commission to test for nitrogen and phosphorus. J Kevan replied that he would also look into this. The Commissioners had no comment for this DRC.

DRC – LLA Perkins Rd – Map 16 Lots 1 & 2 – Karl Dubay: M Speltz and D Lievens came back to the Commission for this discussion. Karl Dubay, P.E., from the Dubay Group, 136 Harvey Road, Londonderry, NH addressed the Commission. K Dubay told the Commission that several years ago Bridle Path development was approved and is under phase two at the moment. He reviewed a picture of the parcels on the screen with the Commission. He noted that the green parcel on the screen, which is about 19 acres, is what they are working on now to set up for future development. He added that the blue and pink parcels are about three acres with an existing house that they would like to keep. He explained that they are proposing a lot line adjustment taking two acres from the pink lot and putting those two acres into the green lot making it 21 acres in total. He noted that the blue lot will remain with the existing single-family house with one acre. He mentioned that there are no wetlands on the pink and blue lots, but rather a 50-foot buffer in the back where there is no proposed work being done. M Speltz asked why they are putting the lot line where they are proposing, as the well radius of the lower lot extends into this. K Dubay replied that they will be doing a well easement in the rear of the property and noted the proposed lot line would have a legal lot with a conforming house and meet the soil size by type in the front, which would allow for any future development. G Harrington commented that the access utility easement line would cross into the well easement as well. K Dubay replied that was correct and the owners wanted to put in the access and utility easement on the left-hand side just in case even though he does not believe they will be using it. He noted that they would like to have all their easements coming off Bridle Path, but this will allow for more flexibility. The Commissioners had no comment for this DRC.

Unfinished Business

Stream Brochure: M Badois told the Commission that they are done and she needs to pick them up. She said that they will need to plan a time when Commissioners can meet and put this together for mailing. A Kizak informed the Commission that they have 914 properties on an excel spreadsheet that can be



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75 merged for mailing. M Noone asked if any of the 914 properties are redundant. A Kizak replied that
76 there should not be duplicates and she took out industrial, commercial, state owned land and
77 conservation land. M Badois suggested dividing up the task of assembling the brochures and envelopes
78 to the Commissioners to work on at home at their leisure.

79 **Commission opening posted:** M Badois stated that R Floyd's position will be posted in the newspaper
80 soon. D Lievens suggested that the alternates move up to the full position if they want to. M Badois
81 reviewed the procedure for the alternates if they would like to apply for the full-time position.

82 **Ingersoll:** D Lievens told the Commission that the estimate from Rockingham County Conservation
83 District (RCCD) was \$650.00 to monitor Ingersoll, which will be done before the end of the year.

84 **Articles:** D Lievens reviewed what articles were written by J Demas for the paper and thanked her for all
85 her help. She mentioned that she needs another article written before December 1, 2020. She said to
86 email M Badois with suggestions. M Badois suggested an article on identifying animal prints in the snow.

87 **New Business**

88 **Monitoring:** M Noone told the Commission that Officer Aprile is looking for volunteers for the annual
89 Plummer property monitoring at October 24, 2020 at 9 a.m. He said that Officer Aprile suggested doing
90 the Mack property as well on the same day and is asking for a couple volunteers for this also. He told the
91 Commission that he updated the master monitoring spreadsheet with a new table for the last date that
92 a property was monitored. He asked for the Commissioners to review the spreadsheet and get back to
93 him with any questions or concerns.

94 **Upcoming events:** M Badois told the Commission that at the next Town Council meeting they are
95 looking to review/update the lawn watering ordinance. M Noone asked if there was an ordinance right
96 now. M Badois replied that they have not imposed the restrictions. M Noone commented that in his
97 neighborhood he has Pennichuk Water and there are already restrictions. She mentioned that what
98 concerns her about the ordinance is that it exempts commercial and municipal property. She noted that
99 they cite the reason for the exemption is because these entities are drawing from a pond; however, the
100 pond is drawing from everyone's ground water source. She said that the New Hampshire Association of
101 Conservation Commission (NHACC) is having the annual conference by Zoom on November 7, 2020. She
102 added that NHACC is also doing weekly Zoom classes and reviewed the upcoming classes.

103 **Other Business**

104 **Minutes:** The Commissioners went over the public minutes of September 8, 2020. D Lievens made a
105 motion to approve the minutes as amended. G Harrington seconded the motion. The motion passed by
106 a unanimous roll call vote, 7-0-0.

107 **Non-Public Session**



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- 108 G Harrington made a motion to go into non-public session per RSA 91-A:3 to consider the acquisition,
109 sale or lease of real or personal property which for discussion purposes be likely done to the party or
110 parties interested are adverse to the general community. The motion was seconded by J Demas. The
111 motion was passed by M Badois, D Lievens, B Maxwell, M Noone, G Harrington, J Demas, M Speltz, and S
112 Malouin with a unanimous roll call vote. G Harrington made a motion to leave non-public session and to
113 seal the minutes of the non-public session indefinitely per RSA 91-A:3. J Demas seconded the motion.
114 The motion passed, 7-0-0, by a unanimous roll call vote.
- 115 **Adjournment:** D Lievens made a motion to adjourn the meeting at 9:02 p.m. G Harrington seconded
116 the motion. The motion passed, 7-0-0, by a unanimous roll call vote, M Badois, G Harrington, D Lievens,
117 B Maxwell, M Noone, M Speltz, J Demas and S Malouin.
- 118 Respectfully Submitted,
119 Beth Morrison
120 Recording secretary